

ROXBOROUGH GOES TO TENANT GROUP \$1,250,000 Apartment House at Broadway and 92d Street Bought by Syndicate.

Tenants have bought the Roxborough, a twelve story apartment house at the northwest corner of Broadway and Ninety-second street, which has been valued at \$1,250,000. The house is one of the finest on the upper west side, having accommodations for fifty-seven families and seven stores. It fronts 128.4 feet in Broadway and 125 feet in Ninety-second street. It was built by Henry Mayer & Son, Inc., and is now being sold by the syndicate.

Old Chelsea Landmark Saved. The old Westminster Church property at 208-214 West Twenty-third street, west of Seventh avenue, which was in danger of being obliterated by encroaching business, has been saved, temporarily at least, by being transferred to the trustees of the Presbytery of New York, subject to a mortgage of \$2,000, by the West Twenty-third Street Holding Company, which, it is understood, represents a group of old parishioners, who bought the property for \$112,100 at the auction sale held last November by Henry Brady. The church was sold to satisfy a mortgage judgment of \$65,000 and interest obtained by the Emigrant Industrial Savings Bank, Horace S. W. Palmer, Jr., and the successful bidders, acting for their parishioner clients.

City to Condemn Stapleton Sites. Many business properties on the east side of Bay street, Stapleton, R. I., are soon to be taken over by the city for the erection of piers and warehouses. Among the buildings to be affected are the Richmond Borough National and Stapleton National Banks, the Schaefer block and other well known mercantile structures. The piers and warehouses will not be completed until the spring of 1921, it is said.

Business Properties Sold. Charles Galinski, the operator whose activities in the past have been confined chiefly to the buying and selling of apartment houses and left buildings, has purchased from the United States Life Insurance Company of New York the eleven story left and office building, 60x100, at 99-101 Fifth avenue adjoining the northeast corner of Seventeenth street. Practically all the leases of the building expire next February. The property was held at \$100,000 and brings in a rental of \$60,000 per annum. A. H. Landley negotiated the sale. Joseph E. Greenberg represented the purchaser and William H. Allen for the seller. The four and five story buildings, 50x100, at 47 and 49 Monroe street, near Market street, have been purchased by C. Martine and Pappas Brothers from Pierce Brennan.

Apartment Trading Livelier. The five story apartment house, 50x 95, at 541 and 543 West 150th street has been sold by the Atlantic Holding Corporation to Benjamin B. Engel. James E. Barry sold for Theodore Barry the five story apartment house with stores at 41 Hudson avenue, 25x 95, near 168th street. Galway Realty Company resold the two five story flats at 9 and 11 East 112d street, 50x100, to Jacob Hoff. Henry W. Baird sold to Edward R. Law the five story flat at 165 West Eighteenth street, 25x100. Rebecca Harrison sold 63 Nathan Levine 225 East Seventy-third street, a five story flat, 25x102.2.

Scoville E. Law bought from Henry W. Baird 145 West Eighteenth street, a five story flat, 25x102.2, at 165 West Eighteenth street. The two four story flats, 50x95.9, at 425 and 427 West Twenty-sixth street have been sold by Katie Kold to Louis Schramm. Raphael Mironawsky and others sold to Frank Santoro and another the six story tenement, 40x25.2, at 96 and 92 Roosevelt street, near Batavia street.

In the Dwelling Field. The four story dwelling, 17.6x102.2, at 15 West Eighty-fifth street has been bought by Henry H. Allen from W. C. Planders and others, as trustees. Dennis and Sinnott, Inc., sold to Edith Andrews 152 West Seventy-eighth street, a three story dwelling, 16x102, through Pease & Elliman. Alfred J. Rooney of the Wood, Dolson Company, Inc., and Chris Volzing & Sons sold for Henry H. Allen to Alma Harr 102 Hamilton place, a three story dwelling, 16x67.6.

A. H. Bickmore sold his residence at the southwest corner of West End avenue and Seventy-first street, a five story dwelling, 15.8x82.10. D. F. Benick sold to Eliza and Thomas B. Boylan 12 West 29th street, a three story dwelling, 17.6x102.2. Fannie Cohen sold to Mary A. Butler the three story dwelling, 18x100.11, at 260 West 113th street. Porter & Co. sold for Annie I. Striker the three story dwelling at 113 West 118th street.

MISCELLANEOUS LEASES. New York Trust Company has leased for ten years to Katherine E. Foy the four story building at 55 East Sixteenth street, adjoining the northwest corner of Park avenue. The rental is at from \$5,000 to \$6,000 per year. Snowber & Co., leased for Aaron & Son store and basement at 1335 Third avenue to Jacob Falkenberg, auctioneer. Annie W. Gould leased to the Goldberger Manufacturing Corporation of 26 East Twenty-third street the six story left building at 54 West Twenty-third street for twenty-one years at an annual rental of from \$6,000 to \$9,000. E. T. Telford Smith rented for 1921 to 1927 C. Elmenthal store and basement in 187 Amsterdam avenue to the Golden Gate Restaurant. Pease & Elliman leased furnished for Mrs. Martha Taylor, represented by Worthington Whitehouse, to E. R. Alexander the three story dwelling at 153 West Twenty-sixth street. Morris Vought & Co. leased apartment in 22 East Forty-eighth street to J. H. Eger; in 25 West Forty-sixth street to V. E. Grosvenor; in 27 East Forty-second street to J. E. Deane and Mrs. E. B. Andrews and in 147 East Sixty-sixth street to B. Patne. Samuel H. Martin leased the four story dwelling at 148 West Sixty-fifth street for Bolton Hall to Kyuchi Murakami.

BRONX DEALS REPORTED. The old three story frame house at the southeast corner of Boston road and 243d street, 13x45.5x9, irregular, along the home of the Union Republican Club, has been sold by the Central Savings Bank for \$40,000 to the Grana Realities, Inc. Frank Schubert sold to Nathan Kassel 2139 Hughes avenue, a two story dwelling, 15.8x53.5. Joseph Struthers sold to James J. O'Brien the two story dwelling at 244 East 133d street, 17.6x100. Abraham Bernan sold to Samuel Fox 2435 Berks avenue, northwest corner

of 173d street, a three story dwelling, 36x29.5. Santiani B. Cristofoli sold to Radie Levinstein 1981 Crotona avenue, a three story dwelling, 18.8x102. Fannie H. Gardner sold to Thomas P. Fleming 4177 and 4199 Park avenue, two three story dwellings, 46x100.

REPORTS FROM BROOKLYN. Charles Partridge sold the three story double apartment house at 1321 St. John's place, near Troy avenue, for the Hatten Realty Corporation. Frederick W. Walker, Jr., sold the two story residence at 483 Second street, between Sixth and Seventh avenues, for Anton Pape.

SUBURBAN TRANSACTIONS. Wheatley Hill Real Estate Corporation sold for Mrs. John J. Graham her country estate on the east side of the Jericho-Oyster Bay road, at Jericho, L. I., consisting of forty-six acres, with frame house, stable, garage, etc., to a prominent banker of this city. The property is opposite the country estate of Irwin Winthrop, and near the homes of Robert E. Toole, J. H. Hueson, James A. Butler, Mrs. W. K. Vanderbilt, Jr., and Judge Albert H. Gary, who purchased the \$300,000 J. R. Taylor estate at Jericho last year through the name of the Wheatley Hill Real Estate Corporation. The buyer will remodel and enlarge the house. Anson F. Robinson sold for the Lofgren Company an acre with frontage on Broadway in Ardsley Park, Ardsley on Hudson, N. Y., to Arthur C. Shory. Bellows & Warren sold the Hastings residence and garage at 357 North Broadway, Yonkers, N. Y., to E. J. Moore.

REAL ESTATE JOTTINGS. A three story store and apartment house, 100x20, is to be erected at 403-413 Westchester avenue for the Broomer Realty Corporation from plans prepared by Herbert R. Mainzer, who estimates the cost at \$100,000. Edna A. Boyer is the buyer of the dwelling at 110 West Seventy-first street, sold recently. Mrs. E. B. Barrett is the buyer of the dwelling at 56 West Fifty-fifth street, sold by Pease & Elliman. Mrs. H. Allen is the buyer of the dwelling at 53 West Eighty-fifth street, sold recently. Mary A. Butler is the purchaser of the flat at 240 West 113th street. Sarah Shapiro is the purchaser of the flat at 511 West 131st street. The American Trust Company yesterday moved to enlarged quarters at Bridge Plaza North and Academy street. This property, formerly that of the Long Island City Savings Bank, is secured to the new bank by a long term lease. The banking rooms have been enlarged and altered to suit the needs of the American Trust Company. The New York Title and Mortgage Company will occupy a part of the establishment.

TO AUCTION BREWING PLANTS. J. J. Phillips & Co. will sell at auction on October 3, on the premises, the plant of the Federal Brewing Company, Inc., at First avenue and Twenty-ninth street; also for the same owners the building at the corner of Oakland and Huron streets, Brooklyn.

SALE AT WHITE PLAINS. Arthur C. Sheridan sold at voluntary auction last Saturday for John M. Barre the five single family dwellings at 15, 17, 19, 21 and 23 Fisher avenue, corner of Brookfield street, White Plains, N. Y. The buyers were local residents, who paid from \$4,900 to \$5,200 apiece for dwellings, the total of sales being \$25,800.

REAL ESTATE AT AUCTION. Beautiful 12 room family dwelling, with attractive improvements in the residential section. IMMEDIATE POSSESSION. Will be held on premises, 143 Park St., East Orange, N. J., SATURDAY, October 3d, at 2 P. M. Terms cash. E. M. CLEVELAND (Act'g) 222 Market St., Newark, N. J.

Arthur C. Sheridan, Inc., REAL ESTATE AUCTIONEER, 182 E. 42d St., Cor. 13th St. JEROME JOHNSON JR., CO., AUCTIONEER, 193 Montague St., Brooklyn, N. Y. JOSEPH P. DAY, Real Estate Auctioneer, 67 Liberty St., N. Y. Phone Cort. 744.

CITY REAL ESTATE. F. & G. PFLOMM, REAL ESTATE, 1333 Broadway, at 35th St. Management of Business Properties a Specialty.

FREDK & CO. REAL ESTATE, 14 WEST 40th ST. 793 B'WAY

CROSS & BROWN COMPANY REAL ESTATE IN ALL BRANCHES. 497 BROADWAY.

HBS Business Property REAL ESTATE IN ALL BRANCHES. 497 BROADWAY.

L. B. WAKEMAN REAL ESTATE DOWNTOWN PROPERTIES. 182 Broadway. Phone Cortlandt 778.

Fred T. Ley & Co., Department of Co-operative Buildings, 19 W. 44th St. Phone Vanderbilt 2865.

KLEIN & JACKSON, REAL ESTATE OPERATORS, 601 Fifth Ave. Vanderbilt 4228.

SAMUEL KRONSKY, Inc., Real Estate Brokers, 23 West 20th St. Telephone 212 127.

George B. Coran, Real Estate, 18 East Forty-third Street, State or Loan, Phone 212 127.

HENRY I. COOPER, Real Estate, 200 Broadway. Tel. Cort. 5283.

HARRY & BEALE CO., INC., REAL ESTATE, 505 Fifth Ave., N. Y. Vanderbilt 347.

JOHN M. THOMPSON, REAL ESTATE, 217 Broadway. Telephone Barclay 2730.

SPEAR & Co., Commercial Property, 840 Broadway, Stuyvesant 627.

DOUGLAS L. ELLIMAN & CO., REAL ESTATE, 15 East 40th St. 482-483.

EUGENE A. WALSH FACTORY SITES, 81 E. 125th St.

HARRIS, VOGHT & CO., REAL ESTATE, 125 West 40th St. Tel. V. 2411.

J. WOOD CO., Inc., Real Estate Specialist, 125 West 40th St. Tel. V. 2411.

Louis Carter, Management & Broker, 772 Broadway, N. Y. Phone 212 127.

WM. A. WHITE & SONS, REAL ESTATE, 145 Broadway, N. Y. Phone 212 127.

WILLIAM D. KILPATRICK, REAL ESTATE, Above 14th St. to 20th St. (Inclusive), East River to North River. PENNSYLVANIA ZONE T.A. & J.J. Fogarty, 147-149 W. 134 St. Fltz Roy 2244-2245.

REAL ESTATE AT AUCTION. NEW YORK CITY WATERFRONT Absolute Auction Sale Estate of Augustus Zerega, Dec'd. LOUISE A. BARNARD, EXECUTOR. Area by Tax Maps About 114 Acres With Old Mansion and Outbuildings Known As Old Ferry Point, Bronx Between Throgs Neck and Clason's Point Thursday, Sept. 30, 1920 at Noon, in Exchange Saleroom, 14 Vesey St. Title Guarantee & Trust Co. Policies Free. Murray, Ingersoll, Hoge & Humphrey, Esqs. Attys., 16 William St., N. Y. C. Send for Booklet.

67 Liberty St. New York City Telephone Cortlandt 744 Auctioneer

CITY REAL ESTATE. Above 14th St. to 20th St. (Inclusive), East River to North River.

CITY REAL ESTATE. Above 14th St. to 20th St. (Inclusive), East River to North River.

MIND YOUR OWN BUSINESS IN YOUR OWN BUILDING An Obvious Opportunity for Firms Whose Rents Have Been Increased

IN THE 42ND STREET SECTION there are four and five story buildings that may be obtained on long term leases and remodelled to suit your requirements—present and future.

The price per foot will figure far less than the present rental in office buildings in the vicinity. And you thus obtain a business home of distinction with manifest advantages.

We select a 5 story and basement house above 42nd St. near Fifth Ave. as an example. It figures approximately as follows:

Table with 2 columns: Item and Amount. Net Rent \$13,000, Taxes 2,200, Interest on Investment 1,750, Operating Expenses 2,500, Amortization of alteration cost 1,700, Total Yearly Rent 21,150.

Approximately \$2.60 a Sq. Ft. for 8,000 Square Feet.

Pease & Elliman REAL ESTATE At 43rd Street 340 MADISON AVENUE Murray Hill 6200

CITY REAL ESTATE. Above 59th St.—6th Av. to East River.

9-STORY Fireproof Apartment 81st St. Near Lexington Ave. 8-room apartments on each floor. Cash required on each floor. \$40,000 and \$50,000. JOSEPH T. MULLIGAN 39 Broad Street.

FOR SALE LARGE BROADWAY CORNER APARTMENT HOUSE WITH STORES. Excellently Constructed—Well Situated. AN UNUSUAL OPPORTUNITY FOR INVESTOR. Only \$75,000 Cash Required. Weld & Suydam, Inc., 522 Fifth Ave. Vanderbilt 634

An up to date corner building, exceptionally located. Price \$60,000. Easy Terms. An unusual bargain. HENRY TRENMANN, 187 Lafayette St. Canal 5315.

REAL ESTATE—OUT OF CITY. Long Island—Sale or Rent. HESSELS Long Island Real Estate, 1 West 54th St. Phone Fltz Roy 2270.

THOS. O'CONNELL, Great Neck, Manhasset—Flamden, MANHASSET, L. I. Tel. 226.

J. HART WELCH, Great Neck, Real Estate, 811, Bayville 811, Harvey Crab, 522 5th Ave., Vaud. 4048.

JEREMIAH ROBBINS, Along South Shore, Babylon, L. I. Phone 212 127.

LONG BEACH LEWIS H. MAX CO., 18 W. 27th St. N. Y. City.

PL Washington, L. I. Frank B. Smith & Son, Tel. 226.

ATTRACTIVE HOME 14 rooms, 3 baths, porch, modern improvements. One acre, beautifully laid out; shade and fruit trees, 40 minutes out. Near station and trolley. Possession October 1st. Offered at bargain. Price \$16,000.

FOX REALTY COMPANY, 81 East 43rd Street, New York.

20 ACRE ESTATE Colonial dwelling, bath; several outbuildings; beautifully located in hills at Westchester; price \$40,000; might exchange.

O'CONNOR REAL ESTATE AGENCY, 221 Huguenot St., Tel. 294 New Rochelle, N. Y. For rent, unfurnished, attractive dwelling, 2 rooms, dressing room and conservatory; 3 baths; hot water heat, electricity; two car garage; lot 4x100, extra space; \$250 a month. Tel. 4170 New Rochelle.

COUNTRY ESTATES AND HOMES, Sale or Rent. KENNETH IVES & CO., 1 East 42d St. Murray Hill 6225.

BURKE STONE, BROOKLYN REAL ESTATE, 100 Broadway, N. Y. Phone 212 127.

CITY REAL ESTATE. Borough of Queens—Sale or Rent. JACKSON HEIGHTS and the Housing Situation

TWO things are becoming apparent in the housing situation—first—a tremendous shortage in housing facilities which has produced drastic legislative action to prevent wholesale evictions—and second—the scarcity of new home building with great uncertainty as to what, if any, legislative action may be expected to improve it.

It is apparent to everyone that more houses are the only permanent solution and that most of the legislation passed at Albany is simply attempting to postpone the crisis in the hopes that some means may be found to increase the production of homes and apartments.

There are four great obstacles in the way to the production of more homes:

- 1—Shortage of labor. 2—Shortage of material. 3—Scarcity of loanable funds. 4—Competition of the great commercial construction now going on in New York and vicinity.

Until these four factors are dealt with the overcrowding discomfort and the increasing rentals are bound to continue, and as far as one can judge at present these conditions are liable to continue for a long time.

To the man who wants present comfort and peace of mind for the future of his home, there is offered an opportunity at Jackson Heights which merits his careful consideration.

Jackson Heights is the place where cooperative ownership was first started following the War and where it has received its largest single application, and where there are now more cooperative apartments than in any other single locality.

A limited number of new, four, five and six room housekeeping suites, in ultra-modern, garden apartment houses, are available now, under the Jackson Heights Plan of Tenant Ownership to selected tenants.

The Queensboro Corporation Manhattan Office: 50 East 42d St.

To visit Jackson Heights by most convenient route take Subway to Grand Central, transfer to Queensboro Subway (Corona Line) to 42d St. Station (opposite station) 22 minutes from 42d St.

REAL ESTATE—OUT OF CITY. Westchester—Sale or Rent. ARTISTIC HOMES NEW ROCHELLE On Rockland Place, Rockville Heights, just completed, thoroughly well constructed houses, Colonial and English in design, some with garages, located in exclusive residential section. Planned for easy housekeeping; contains and tiled in basement; hot water heat; beautiful polished floors throughout.

Prices \$22,000 to \$28,000. Apply on Premises or W. D. HUNTER, Builder and Owner, 33 Railroad Ave., New Rochelle, N. Y.

REAL ESTATE—OUT OF CITY. WEED & WEED, Real Estate, Stamford, Conn. Phone 3518.

MISCELLANEOUS—Sale or Rent. LOTS 1/4 PRICE Build your own home, material down \$10 down, \$10 monthly, Westfield, N. J. \$125. White Plains, 10 ft. corner plot \$400. Roselle, N. J. \$125. Massachusetts \$20 each, \$10 down, \$10 monthly. No interest. \$192,000, 144 Nassau St., Tushman 2084.

HOMES WITHIN THE HOUR (Sales) everywhere. Phone, call or write J. Clarence Davies, 32 Nassau St., John 1171.

REAL ESTATE WANTED. Farm of 50 acres or more, within 100 miles New York City. Must have large, well furnished house; capable of alteration; fine view; trees and brook. Address: J. Romaine Brown Co., 230 Madison Ave., New York City. Tel. Murray Hill 1480.

WANTED IMMEDIATELY. Farm of 50 acres or more, within 100 miles New York City. Must have large, well furnished house; capable of alteration; fine view; trees and brook. Address: J. Romaine Brown Co., 230 Madison Ave., New York City. Tel. Murray Hill 1480.

LIBERTY CORP. BROADWAY BUYERS BARGAINS IN REAL ESTATE.

FACTORIES FOR SALE OR RENT. 6,000 to 100,000 square feet space early occupancy; will build to suit. ROMAN GALLMAN COMPANY, Bridge Plaza, LONG ISLAND CITY.

WILL BUILD FACTORY TO SUIT. 100x200, Brooklyn; principals only; little cash required. GATES REALTY CO., 1367 Broadway, Brooklyn. Phone South 2121.

KLEIN & CO. FACTORIES EVERYWHERE. Telephone Bergen 6854.

FACTORY SPECIALISTS. PAIGE & BREKIDRIDGE, 465 Broad St., Newark, N. J.

FRANK & FRIEST, 739 Broad St., Newark, N. J. Leading Jersey Factory Specialists.

GILLEN CHAS. Factories Anywhere P. O. in New Jersey. NEWBURY, N. J. 825 Broad St., Newark. Phone Mulberry 1654.

Harvey B. Nevins Inc., FACTORIES 525 5th Ave., Tel. Vanderbilt 2902.

Tremby Co., Inc., Industrial Warehouses, 9 Cortlandt St., Cort. 2507.

BUSINESS PLACES TO LET. From Battery to 14th St., Inclusive. On Broadway 610-618, Corner Houston St. At Less Than \$1.00 Sq. ft. Light Lofts 10,000 to 22,000 Sq. Ft. on a Floor Sprinklered. Live Steam. MANHEIMER BROS. INC. 162 West 34th St. Phone 5663 Fitzroy Or Your Own Broker

BUSINESS PLACES TO LET. From Battery to 14th St., Inclusive.

APARTMENTS—FURNISHED. Town House 71 Central Park West, Cor. 67th St. New York's Newest Exclusive Hotel Overlooking Central Park TRANSPARENT AND PERMANENT Single rooms, with bath, \$4.00 a day up; \$100 per month up. Excellent cuisine and service. LOUIS J. ROUSHBEIT, Manager, Formerly of Larchmont and Whitehall Clubs. Telephone Columbus 9395.

Office Space In the Financial, Insurance and Shipping Section 30,000 SQ. FT. Possession November 1, 1920

New fireproof building, Nos. 25-31 South William Street, corner of Broadway, for office purposes. Exceptional natural light, perfect ventilation is afforded by its position on two streets—elevators, heat, light and janitor service. Approximately \$6,000 sq. ft. on each floor. Will be ready for occupancy November 1, 1920.

Terminal Warehouse Company 17 South William Street, Broad 2580. New York City.

Above 14th St. to 20th St. (Inclusive), East River to North River. FOR RENT Immediate Possession PARLOR FLOOR 144 W. 57th St.

In the center of the business and residential district; three rooms, beautifully decorated and well lighted; elevator service day and night; especially suited for business or professional purposes; rent very reasonable.

PEASE & ELLIMAN, 340 Madison Avenue. Telephone 6200 Murray Hill.

19-21 W. 57th St. New Building Ready for Occupancy Oct. 1st Stores and Floors TO LEASE Apply on premises of THOMAS V. McLAUGHLIN 2 Rector St. Rector 1908.

Loft to Rent 518 WEST 55TH ST. 14,000 Sq. Feet All daylight Immediate possession. JACOB NEW REALTY CO. 48 WEST 87th ST. Phone 212 127.

Very Desirable Office Space Exceptionally light new building, near Public Library, 1,500 to 2,500 square feet. Low rent, \$4.00 long lease. FRANK L. FISHER COMPANY, 50 East 42d Street, Murray Hill 8515.

THE OSBORNE 205 West 57th Street CORNER 7TH AVENUE 8 Rooms and 3 Baths to 12 Rooms and 5 Baths. Possession at Once or Oct. 1st MANAGER ON PREMISES. Telephone Circle 3430.

DUPLEX APARTMENT 130 West 57th St. to Rooms—3 Baths, \$7,000. From Oct. 1, 1920. Douglas L. Elliman & Co. 15 East 49th St. Plaza 2908.

Elevator Apartments 201 East 30th St. 5 ROOMS & BATH \$110 Per Month

In the Heart of New York 338 WEST 66TH STREET New Apartments of 2 Rooms with Bath and Service Compartment. Art Decorations.

APARTMENT TO LET 8 rooms and bath. Possession October 1, 1920. 6-12 East 58th St. CRUIKSHANK COMPANY 141 Broadway.

2 and 3 Rooms baths, steam, electricity, new building, 330-332 West 58th St. Immediate Possession. Also 3 rooms, bath, all conveniences, 229 West 57th St., rent \$1,200-\$2,400. Apply Superintendent, 250-332 West 58th St.

A FINE STUDIO, 2 rooms and bath, improvements; \$75 per month, 35 East 70th St. Above 10th St.—6th Av. to East River. PROMPT POSSESSION. Granted by new Rent Laws for These Apartments. Seven Rooms. \$1,400 to \$2,000. 15 months' rent payable on signing of three years' lease, which payment carries with it a substantial ownership interest in the property; also option to renew at about 40% lower rental—elevator apartments in the "Social Centre," at 17 and 19 East 95th St., between 5th and Madison aves. WILLIAM CRUIKSHANK'S SONS, 85 Liberty St., Singer Building.

YORKVILLE STUDIO BUILDING 88th St. and Lexington Ave. Apartments suitable for doctors, professional and private parties; consisted of studio, bedroom, foyer, bath and kitchenette, \$100-\$150 per month. Ready for occupancy. GEORGE S. RUNK, YORKVILLE STUDIO BUILDING, 152 Lexington Ave. Phone Lenox 3155.

73d St., Cor. Madison Ave. Studio Apt., 2 Rooms, Bath. Possession at Once. \$100 Monthly—Year Lease. JOHN KAVANAGH, 963 Madison Ave. (73d).

TO LEASE GROUND FLOOR and Basements with vaults, in large office building, suitable for bank, trust company, or safe deposit company; excellent business opportunity. Apply REAL ESTATE, S. C. box 246, Sun-Herald, 280 Broadway.

STORE & spacious basement to rent IMMEDIATE POSSESSION. 24-34 New Chambers St. JACOB NEW REALTY CO. 48 WEST 87th ST. PHONE FITZ ROY 1322.

FRANKLIN ST. Between Church St. and West Broadway. Five story and basement store and loft building, on lot 25x100; possession February 1, 1921; reasonable terms; principals only.

Ogden & Clarkson Corp. Tel. Vanderbilt 1124. 635 5th Ave.

LONG ISLAND. EDGEWARE Heat location, 2 up to date houses, 14 to 16 rooms, fully furnished, in good condition, suitable for year round occupancy; immediate possession; exceptional value. For terms apply to RUDY NEWBURY, 25 Broad St., New York City, Phone Broad 2925 or your own broker.

AN advertisement in the Last and Found columns of THE SUN AND NEW YORK HERALD offers a real possibility of recovering your lost property.